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PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bed Home for Improvement
- Sought After St. Johns Location
- Vacant Possession, No Chain
- 2 Reception Rooms
- Tremendous Scope & Potential
- Energy Efficiency Rating: E

**Culverden Park Road, Tunbridge Wells**

**£515,000**

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## 38 Culverden Park Road, Tunbridge Wells, TN4 9QY

This spacious three storey Victorian semi detached home offers a tremendous opportunity for someone to refurbish and decorate to their taste and style whilst taking advantage of the period features and well proportioned rooms. The property's accommodation includes a sitting room with bay window and fireplace, separate dining room with woodblock flooring, kitchen with access to a glazed lean-to style conservatory which in turn leads to an enclosed, easy to maintain, garden. At first floor level you will find a large master bedroom, family bathroom, separate wc and second bedroom. On the second floor there is an attic bedroom with lots of potential to extend, subject to obtaining the necessary consents. The property does benefit from the fascias having been re-covered for low maintenance. In view of the property's potential and desirable location being set amongst a host of top performing schools and close to local parks and a collection of vibrant cafes, restaurants and bar, this is one opportunity that should not be missed.

The accommodation comprises: Entrance door to:

### **ENTRANCE HALL:**

Single radiator, power points.

### **SITTING ROOM:**

Bay window to front, single radiator, fireplace with wood surround and tiled hearth, coved ceiling, power points, TV point.

### **DINING ROOM:**

Window to rear, woodblock flooring, single radiator, coved ceiling, power points.

### **KITCHEN:**

Fitted with a range of wall and base units with work surfaces over. One and a half bow single drainer sink unit with mixer tap. Double radiator. Wall mounted gas fired boiler (untested). Window to side and side glazed door to garden. Doorway to:

### **CONSERVATORY:**

Glazed lean to conservatory with doors leading out to the garden.

Stairs from entrance hall to:

### **FIRST FLOOR LANDING:**

Coved ceiling, single radiator.

### **BEDROOM 1:**

An attractive bay and smaller window have an outlook to the front, wood effect flooring, single radiator, power points, panelled ceiling, built in cupboard.

### **BEDROOM 2:**

Window to rear, single radiator, power points, panelled ceiling, telephone point.



**BATHROOM:**

White suite comprising of a bath with mixer tap and hand shower spray, low level wc, pedestal wash hand basin, separate shower cubicle with electric shower. Local tiling, single radiator, vinyl flooring. Built in cupboard with shelving and hot water tank. Window to rear.

**ADJACENT SEPARATE WC:**

Low level wc, window to side.

Stairs from first floor landing to:

**SECOND FLOOR ATTIC ROOM/BEDROOM 3:**

Window to side, power points, eaves storage areas, gas wall heater (untested).

**OUTSIDE REAR:**

Low maintenance garden enclosed by high fence for privacy, side path and gate giving access to the front.

**OUTSIDE FRONT:**

Low maintenance garden with wrought iron fence and gates to front boundary.

**SITUATION:**

Set in a really desirable residential location within the sought after St. Johns quarter of Royal Tunbridge Wells. This property is ideally situated for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS the Skinners School, Boys Grammar School and St. Gregorys. The property is approximately 1 mile distance from Tunbridge Wells town centre where there are extensive shopping facilities including The Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct, where most of the High Street retailers are represented. A short distance to the north you will find Southborough with its small busy high street and a further selection of shops. On the doorstep you have a choice of a Tesco local and small Sainsburys along with a selection of cafes, take away restaurants and bar. Nearby recreational facilities include local parks along with Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include local golf, cricket and rugby clubs and easy access to local countryside, home to many excellent pubs and country pursuits.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

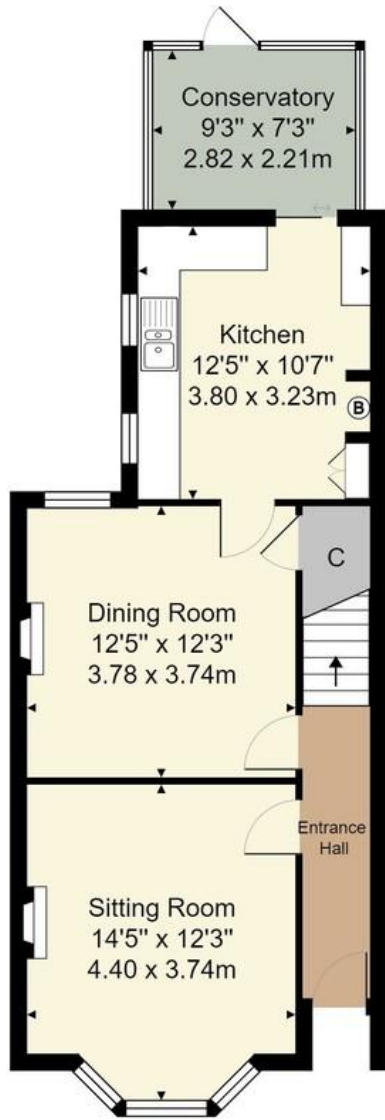
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:** This is a probate sale, probate about to be applied for.



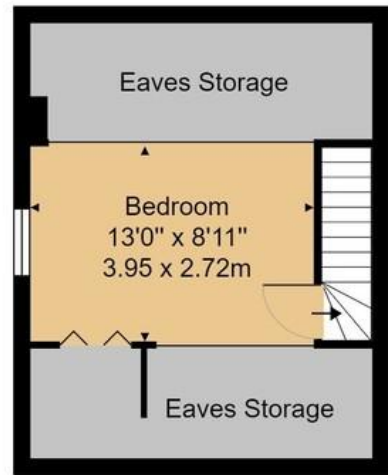
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area 1456 ft<sup>2</sup> ... 135.3 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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